



**FOR SALE**

**2770 NW 58TH TERRACE**

LAUDERHILL, FL 33313

**RENOVATED MULTIFAMILY TRIPLEX**



# OVERVIEW

STL Commercial has been exclusively retained to facilitate the sale of 2770 NW 58th Terrace, Lauderhill FL. The subject property is a triplex (3 unit) multifamily building. The building is 3,650 SF sitting on a 9,325 SF lot. All three units are 3 bedrooms and 2 baths, and approximately 1,215 SF per unit. Each apartment has been recently renovated, making it very attractive for tenants. The property has (6) designated parking spaces. Each unit is equipped with a washer and dryer.

The property is strategically located on the border of Lauderhill and Sunrise FL Just 1 mile west of the FL Turnpike, and Oakland Park Blvd. Providing tenants with easy access and plenty of nearby retail, restaurants, and commercial uses. This building presents a phenomenal option for investors looking to own a valuable asset, offering stability and potential for long term growth.

# SITE SUMMARY

TYPE : Multifamily Triplex

NO. UNITS : 3

UNIT MIX : (3) Three Bedroom & 2 Bathrooms

UNIT SIZE : 1,215 SF

BUILDING SIZE : 3,650 SF

LAND SIZE : 9,325 SF

NOI : \$73,033

ASKING PRICE : \$1,000,000

CAP RATE : 7.3%

# HIGHLIGHTS

- 7.3% CAP RATE
- RECENTLY RENOVATED TRIPLEX
- LARGE UNITS - 1,215 SF
- 3 BEDROOMS X 2 BATHROOMS
- NEW ROOF (2023)
- IMPACT WINDOWS THROUGHOUT



2770 NW 58TH TERRACE - LAUDERHILL, FL 33313

DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159

MAX LORIA | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# INTERIOR PHOTOS



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# RENT ROLL + FINANCIALS

Name	Unit	Base Rent	Security	Rent Due Date	Lease expires
2770 NW 58 Terrace Lauderhill FL 33313	2770	\$2,600.00	\$2,600.00	1st	5/31/2025
2770 NW 58 Terrace Lauderhill FL 33313	2774	\$2,780.00	\$2,600.00	1st	06/30/2025
2770 NW 58 Terrace Lauderhill FL 33313	2778	\$2,700.00	\$2,600.00	1st	12/31/2025
2770 NW 58 Terrace Lauderhill FL 33313	Monthly	Yearly			
	\$8,080.00	\$96,960.00			
<b>Expenses</b>					
Description	Monthly	Yearly			
Property Tax	\$1,218.84	\$14,626.08			
Insurance	\$325.00	\$3,900.00			
Misc	\$150.00	\$1,800.00			
Landscaping	\$180.00	\$2,160.00			
Utility	\$120.00	\$1,440.00			
Total Expenses per month / year	\$1,993.84	\$23,926.08			
Net yearly income after expences	\$6,086.16	\$73,033.92			
Total ROI return / Asking Price	7.30%	\$1,000,000.0			

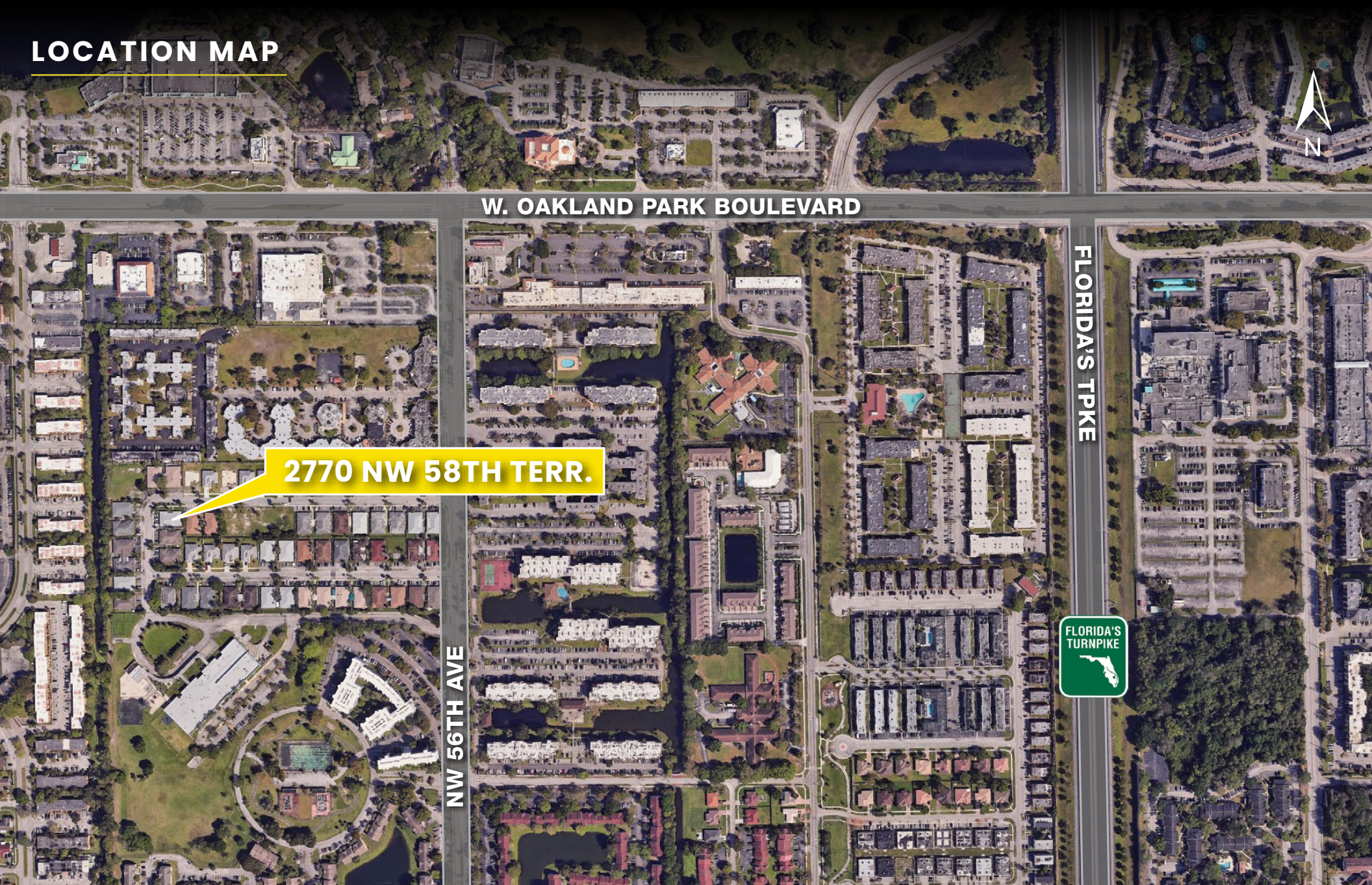
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# LOCATION MAP



W. OAKLAND PARK BOULEVARD

FLORIDA'S TPKE

NW 56TH AVE

2770 NW 58TH TERR.



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